



# Gwinnett County Board of Commissioners

Tuesday, June 24, 2008 - 7:00 PM

## Public Hearing - Minutes

### I. Call To Order, Invocation, Pledge to Flag

### II. Opening Remarks by Chairman

### III. Approval of Agenda

{Action: Approved Motion: Beaudreau Second: Kenerly Vote: 4-0 (Nasuti Absent)}

### IV. Approval of Minutes:

Business Session: June 17, 2008

{Action: Approved Motion: Beaudreau Second:  
Kenerly Vote: 4-0 (Nasuti Absent)}

### V. Announcements

- Resolution of Recognition: Commending the 12U Grayson Rams – Greater Gwinnett Baseball League Champions  
{Action: Approved Motion: Bannister Second: Kenerly Vote: 4-0 (Nasuti Absent)}
- Resolution of Recognition: Commending the Brookwood Broncos Baseball Team – 2008 State Champions  
{Action: Approved Motion: Bannister Second: Kenerly Vote: 4-0 (Nasuti Absent)}

### VI. Public Hearing – Old Business

#### 1. Planning & Development/Glenn Stephens

**2008-0460 SUP-08-027**, Applicant: Gregory H. Stephens, Owner: Gregory H. Stephens, for a Special Use Permit in a C-2 Zoning District to Allow a Tire Store, District 7 Land Lot 094 Parcel 157, 1900 Block of Braselton Highway, 0.73 Acres, District 3/Beaudreau(Tabled on 6/24/2008) (Tabled to 7/22/2008)(Public hearing was not held)[Planning Department Recommendation: Deny] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 4-0 (Nasuti Absent)}

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**VI. Public Hearing – Old Business**

**1. Planning & Development/Glenn Stephens**

**2008-0458 CIC-08-013**, Applicant: Your Extra Attic, Owner: Davis Terry, LP, to Change Conditions of Zoning for Property Zoned C-2, District 7 Land Lot 073 Parcel 358, 1500 Block of Duluth Highway and the 1500 Block of Stone Path Way, 2.86 Acres, District 1/Green(Tabled on 5/20/2008)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice] {Action: Denied Without Prejudice Motion: Green Second: Kenerly Vote: 4-0 (Nasuti Absent)}

**2008-0459 SUP-08-032**, Applicant: Your Extra Attic, Owner: Davis Terry, LP, for a Special Use Permit in a C-2 Zoning District to Allow a Self-Storage Facility (Climate Controlled), District 7 Land Lot 073 Parcel 358, 1500 Block of Duluth Highway and the 1500 Block of Stone Path Way, 2.86 Acres, District 1/Green(Tabled on 5/20/2008)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice] {Action: Denied Without Prejudice Motion: Green Second: Kenerly Vote: 4-0 (Nasuti Absent)}

**2008-0463 SUP-08-033**, Applicant: The Widewaters Group, Inc., Owner: The Widewaters Group, Inc., for a Special Use Permit in a C-1 Zoning District to Allow a Grocery Store, District 4 Land Lot 321 Parcels 002, 003, 004, 046, and 500, 3500 Block of Lee Road, 4500 Block of Mink Livsey Road and the 4500 Block of Rosebud Drive, 9.93 Acres, District 3/Beaudreau(Tabled on 6/24/2008) (Tabled to 8/26/2008)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 08/19/2008] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 4-0 (Nasuti Absent)}

**2008-0464 SUP-08-034**, Applicant: The Widewaters Group, Inc., Owner: The Widewaters Group, Inc., for a Special Use Permit in a C-1 Zoning District to Allow a Restaurant, District 4 Land Lot 321 Parcels 002, 003, 004, 046 and 500, 3500 Block of Lee Road, 4500 Block of Mink Livsey Road and the 4500 Block of Rosebud Drive, 9.93 Acres, District 3/Beaudreau(Tabled on 6/24/2008) (Tabled to 8/26/2008)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Tabled - Date: 08/19/2008] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 4-0 (Nasuti Absent)}

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**1. Planning & Development/Glenn Stephens**

**2008-0563 SUP-08-041**, Applicant: TP Land, LLC, Owner: Donald H. Bohne, for a Special Use Permit in a C-2 Zoning District to Allow a Kennel/Pet Daycare (with Outdoor Facilities), District 6 Land Lot 052 Parcel 229, 2000 Block of Westside Court, 0.87 Acres, District 3/Beaudreau(Tabled on 6/24/2008) (Tabled to 7/22/2008)(Public hearing was held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 4-0 (Nasuti Absent)}

**2008-0566 SUP-08-043**, Applicant: Rockbridge Self Storage, LLC, Owner: Noorallah Alimohammed, for a Special Use Permit in a C-2 Zoning District to Allow a Self-Storage Facility (Climate Controlled), District 6 Land Lot 060 Parcel 009, 5300 Block of Stone Mountain Highway and the 1900 Block of Rockbridge Road, 1.08 Acres, District 3/Beaudreau(Tabled on 6/24/2008) (Tabled to 8/26/2008)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 08/19/2008] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 4-0 (Nasuti Absent)}

**2008-0568 SUP-08-049**, Applicant: Rockbridge Self Storage, LLC, Owner: Noorallah Alimohammed, for a Special Use Permit in a C-2 Zoning District to Allow a Building Height Increase to Four Stories, District 6 Land Lot 060 Parcel 009, 5300 Block of Stone Mountain Highway and the 1900 Block of Rockbridge Road, 1.08 Acres, District 3/Beaudreau(Tabled on 6/24/2008) (Tabled to 8/26/2008)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 08/19/2008] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 4-0 (Nasuti Absent)}

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**1. Planning & Development/Glenn Stephens**

**2008-0573 SUP-08-046**, Applicant: JEM Land Development, LLC. Owner M&W Land Development, for a Special Use Permit in a C-2 Zoning District to Allow Recreational Vehicle Sales, Service and Rental, District 3 Land Lot 002 Parcels 042, 078, and 082, 2200 Block of East Rock Quarry Road, 4.50 Acres, District 3/Beaudreau(**Tabled on 6/24/2008**) (**Tabled to 7/22/2008**)(**Public hearing was held**)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {**Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 4-0 (Nasuti Absent)**}

**2008-0576 SUP-08-047**, Applicant: JEM Land Development, LLC, Owner: M&W Land Development, for a Special Use Permit in a C-2 Zoning District to Allow Automobile Sales (Used), District 3 Land Lot 002 Parcels 042, 078, and 082, 2200 Block of East Rock Quarry Road, 4.50 Acres, District 3/Beaudreau(**Tabled on 6/24/2008**) (**Tabled to 7/22/2008**)(**Public hearing was held**)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {**Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 4-0 (Nasuti Absent)**}

**2008-0440 RZC-08-056**, Applicant: Stanley Green, Owner: Stanley Green, R-100 to C-1, Commercial Retail Uses (Reduction in Buffers), District 7 Land Lot 156 Parcel 004, 1300 Block of Old Peachtree Road and the 2900 Block of Meadow Church Road, 1.82 Acres, District 1/Green(**Tabled on 6/24/2008**) (**Tabled to 8/26/2008**)(**Public hearing was not held**)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {**Action: Tabled Motion: Green Second: Beaudreau Vote: 4-0 (Nasuti Absent)**}

**2008-0441 RZC-08-058**, Applicant: A. Omotayo Idowu, Owner: A. Omotayo Idowu, O-I to C-2, Commercial Retail Uses (Reduction in Buffers), District 6 Land Lot 058 Parcel 018, 2400 Block of West Park Place Boulevard and the 2200 Block of Rockbridge Road, 4.54 Acres, District 3/Beaudreau(**Tabled on 5/20/2008**)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny without Prejudice] {**Action: Denied Without Prejudice Motion: Beaudreau Second: Kenerly Vote: 4-0 (Nasuti Absent)**}

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**1. Planning & Development/Glenn Stephens**

**2008-0447 RZC-08-065**, Applicant: Azalea Drive Family Partners, Owner: Owner: Azalea Drive Family Partners, R-100 to C-1, Commercial Retail Uses, District 7 Land Lot 106 Parcels 002 and 002A, 2100 Block of Azalea Drive and the 800-900 Block of Camp Perrin Road, 5.19 Acres, District 4/Kenerly(**Tabled on 6/24/2008**) (**Tabled to 8/5/2008**)(**Public hearing was held**)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions as O-I] {**Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 4-0 (Nasuti Absent)**}

**2008-0449 RZC-08-067**, Applicant: Progressive Recycling, LLC, Owner: Progressive Recycling, LLC, M-1 to M-2, Salvage Operation, District 6 Land Lot 258 Parcel 051, 2700 Block of Simpson Circle and the 2700 Block of Keystone Court, 1.01 Acres, District 2/Nasuti(**Tabled on 6/24/2008**) (**Tabled to 7/22/2008**)(**Public hearing was not held**) [Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {**Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 4-0 (Nasuti Absent)**}

**2008-0450 SUP-08-025**, Applicant: Progressive Recycling, LLC, Owner: Progressive Recycling, LLC, for a Special Use Permit in a M-2 (Proposed) Zoning District to Allow a Salvage Operation, District 6 Land Lot 258 Parcel 051, 2700 Block of Simpson Circle and the 2700 Block of Keystone Court, 1.01 Acres, District 2/Nasuti(**Tabled on 6/24/2008**) (**Tabled to 7/22/2008**)(**Public hearing was not held**) [Planning Department Recommendation: Deny][Planning Commission Recommendation: Approve with Conditions] {**Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 4-0 (Nasuti Absent)**}

**2008-0612 RZC-08-060**, Applicant: Mukesh R. Tejani, Owner: Tina Partridge, et al, RA-200 to C-2, Commercial Retail Uses (Reduction in Buffers), District 3 Land Lot 003, Parcels 275, 277 and 298, 4100 Block of Braselton Highway, 2000 Block of Holman Road, and the 2000 Block of Mineral Springs Road, 2.02 Acres, District 4/Kenerly(**Tabled on 6/24/2008**) (**Tabled to 8/5/2008**)(**Public hearing was held**)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {**Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 4-0 (Nasuti Absent)**}

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**1. Planning & Development/Glenn Stephens**

**2008-0237 RZM-08-005**, Applicant: Christopher Albright, Owner: Albright Hershel Development, R-100 to R-SR, Senior Oriented Residences, District 5 Land Lot 212 Parcels 033, 038, 282, 283, and 284, 1100 Block of Alcovy Road, 8.76 Acres, District 4/Kenerly(Tabled on 5/20/2008)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Deny] {Action: Denied Without Prejudice Motion: Kenerly Second: Beaudreau Vote: 4-0 (Nasuti Absent)}

**2008-0321 RZR-08-001**, Applicant: Mahaffey Pickens Tucker, LLP, Owner: Mark Wages, RA-200 to R-75 Modified, Modified Single-Family Subdivision, District 5 Land Lot 265 Parcel 001, 1900-2100 Block of Givens Road, 33.20 Acres, District 3/Beaudreau(Tabled on 6/24/2008) (Tabled to 9/23/2008)(Public hearing was not held)[Planning Department Recommendation: Approve with Conditions as R-100][Planning Commission Recommendation: Approve with Conditions as R-100] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 4-0 (Nasuti Absent)}

**2008-0322 SUP-08-010**, Applicant: Mahaffey Pickens Tucker, LLP, Owner: Mark Wages, for a Special Use Permit in an R-75 (Proposed) Zoning District to Allow a Modified Single-Family Subdivision, District 5 Land Lot 265 Parcel 001, 1900-2100 Block of Givens Road, 33.20 Acres, District 3/Beaudreau(Tabled on 6/24/2008) (Tabled to 9/23/2008)(Public hearing was not held)[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {Action: Tabled Motion: Beaudreau Second: Kenerly Vote: 4-0 (Nasuti Absent)}

**2. Police Services/Charlie Walters**

**2008-0693 Approval/authorization** for the Board of Commissioners to read and adopt the amended (initially approved the ordinance in November 2006 GCID20061457) Gwinnett County Ordinance entitled: Vehicles for Hire. (District: All)(Staff Recommendation: Approve) {Action: Approved Motion: Beaudreau Second: Kenerly Vote: 4-0 (Nasuti Absent)}

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**VII. Public Hearing – New Business**

**1. Buffer Reduction:**

**2008-0680 BRD-08-001**, Applicant: Keystone Holdings, LLC, Owner: Flash Foods, Inc, Buffer Reduction from 75 Feet to 15 Feet for Property Zoned C-2, District 6 Land Lot 270 Parcel 043, 4900 Block of South Old Peachtree Road, 4900 Block of Peachtree Industrial Boulevard, 0.92 Acres, District 2/Nasuti(**Tabled on 6/24/2008**) (**Tabled to 7/22/2008**)(**Public hearing was not held**)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 07/16/2008] {**Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 4-0 (Nasuti Absent)**}

**2. Change in Conditions:**

**2008-0676 CIC-08-017**, Applicant: Prime Interest, Inc, Owner: DD Suwanee Note Holding Company, LLC, Change Conditions of Zoning for Property Zoned C-2 (Self-Storage Facility), District 7 Land Lot 048 Parcel 403, 1400 Block of Lawrenceville-Suwanee Road, 1300-1400 Block of Riverside Parkway, 10.38 Acres, District 1/Green(**Tabled on 6/24/2008**) (**Tabled to 7/22/2008**)(**Public hearing was not held**)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {**Action: Tabled Motion: Green Second: Kenerly Vote: 4-0 (Nasuti Absent)**}

**2008-0677 SUP-08-054**, Applicant: Prime Interest, Inc, Owner: DD Suwanee Note Holding Company, LLC, for a Special Use Permit in a C-2 Zoning District to Allow a Self-Storage Facility (Climate Controlled), District 7 Land Lot 048 Parcel 403, 1400 Block of Lawrenceville-Suwanee Road, 1300-1400 Block of Riverside Parkway, 10.38 Acres, District 1/Green(**Tabled on 6/24/2008**) (**Tabled to 7/22/2008**)(**Public hearing was not held**)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {**Action: Tabled Motion: Green Second: Kenerly Vote: 4-0 (Nasuti Absent)**}



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**3. Mixed Use Overlay:**

**2008-0674 MUO-08-002**, Applicant: Greene Investments, Inc, Owner: Greene Investments, Inc, R-75 to MUO, Mixed Use Overlay (Reduction in Buffers), District 6 Land Lot 261 Parcels 001, 001A, 001B, 006, 008, 012, 035, 037, 038, 039, and 040, District 6 Land Lot 261A Parcels 023, 024, 025A, 026, 030, 034, 038, 042, 066, 078, 084, and 086, 2800-2900 Block of Pleasant Hill Road, 3700 Block of Woodberry Drive, 2800 Block of Woodruff Drive, 3700 Block of Sunset Street, and the 2800-2900 Block of Pineview Street, 25.75 Acres, District 1/Green(**Tabled on 6/24/2008**) (**Tabled to 7/22/2008**)(**Public hearing was not held**)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Tabled - Date: 07/16/2008] {**Action: Tabled Motion: Green Second: Kenerly Vote: 4-0 (Nasuti Absent)**}

**4. Special Use Permit:**

**2008-0678 SUP-08-051**, Applicant: Jian Hui Chen, Owner: H.A.S. Associates, LLP, for a Special Use Permit in a C-2 Zoning District to Allow a Pool or Billiards Hall, District 6 Land Lot 208 Parcel 001, 1800 Block of Liddell Lane, 3600 Block of Shackelford Road, 1.59 Acres, District 1/Green[Planning Department Recommendation: Deny][Planning Commission Recommendation: Deny] {**Action: Denied Motion: Green Second: Beaudreau Vote: 4-0 (Nasuti Absent)**}

**2008-0679 SUP-08-053**, Applicant: JB's Enterprises, Owner: Elizabeth Hopkins for a Special Use Permit in a C-2 Zoning District to Allow Automobile Repair and a Tire Store, District 6 Land Lot 169 Parcel 166, 4800 Block of Jimmy Carter Boulevard, 0.57 Acres, District 2/Nasuti(**Tabled on 6/24/2008**) (**Tabled to 7/22/2008**)(**Public hearing was not held**)[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {**Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 4-0 (Nasuti Absent)**}



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**5. Rezonings:**

**2008-0675 RZR-08-003**, Applicant: Jim Paz, Owner: Jim Paz, R-75 to RA-200, Plant Nursery (Greenhouses), District 7 Land Lot 288 Parcel 021, 4900 Block of West Price Road, 1.95 Acres, District 4/Kenerly[Planning Department Recommendation: Approve with Conditions][Planning Commission Recommendation: Approve with Conditions] {Action: Approved with Stipulations Motion: Kenerly Second: Beaudreau Vote: 4-0 (Nasuti Absent)}

**6. Planning & Development/Glenn Stephens**

**2008-0703 TSP-2008-00016**, for Construction of a 199 Foot Tall (Total Height) Monopole Telecommunication Tower with Ground Equipment. Location is 872 Cedars Road. Commission District 4 (Kenerly).(Tabled on 6/24/2008) (Tabled to 8/19/2008)(Staff Recommendation: Approval with Conditions)(Public hearing was held) {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 4-0 (Nasuti Absent)}

**2008-0704 TSP-2008-00017**, for Construction of a 125 Foot (Total Height) Monopole Telecommunication Tower with Ground Equipment. Location is 1484 Graves Road. Commission District 2 (Nasuti).(Tabled on 6/24/2008) (Tabled to 7/22/2008)(Staff Recommendation: Approval with Conditions)(Public hearing was not held) {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 4-0 (Nasuti Absent)}

**2008-0705 TSP-2008-00018**, for Construction of a 135 Foot (Total Height) Monopole Telecommunication Tower with Ground Equipment. Location is 695 Bethesda School Road. Commission District 4 (Kenerly).(Tabled on 6/24/2008) (Tabled to 8/5/2008)(Staff Recommendation: Approval with Conditions)(Public hearing was held) {Action: Tabled Motion: Kenerly Second: Beaudreau Vote: 4-0 (Nasuti Absent)}

**VIII. New Business**

**IX. Comments from Audience**

**X. Adjournment**